

Grand Street Townhouses Points of Demonstration

Project Location

- SW corner of 28th Ave. S. and S. Grand St.- address off of 28th Ave. S.
- Currently vacant lot adjacent to vacated portion of S. Grand St.
- Lot size: 7,721 sf.
- Zone: LDT Allows one dwelling unit per 2000 sf/ three units total

Cracking the Code

Structure Width and Depth—Existing Code

45' max building width w/ modulation, 60% of lot depth or 65' max building depth

Proposed Alternate

Still respecting front/side/rear setbacks allowing additional width to accommodate entry to third unit and additional depth to allow third unit to step back. (See site plan) Trying to find a creative design approach to build lot out to the allowed density determined by lot size.

Structure Height—Existing Code

25' max w/extension to 30' w/ 4:12 roof pitch and extension to 35' w/ 6:12 roof pitch. All parts of the roof over 25' (plate height) shall be pitched.

Proposed Alternate

On steep slope lots allow plate height to be raised an additional 3' so that all parts of the roof over 28' shall be pitched when using the additional height allowed for a 6:12 roof pitch. This allows thinner townhouse units flexibility in providing standard plate heights on multiple floors but does not allow any exceptions to the overall height envelope. An option to terracing the building down the slope. (See section)

Housing Statement and Intention to Build

Our intention is to build three well designed, moderately sized living units that relate well to the site with respect to privacy, views, light and air and usable outdoor space. These units, which are to be sold, will add new gracious homes in this rapidly developing neighborhood thus providing a transition to the low income and multi-family housing in the vicinity and the established single family homes.

Neighborhood Acceptability/ Consistency with Neighborhood Plan

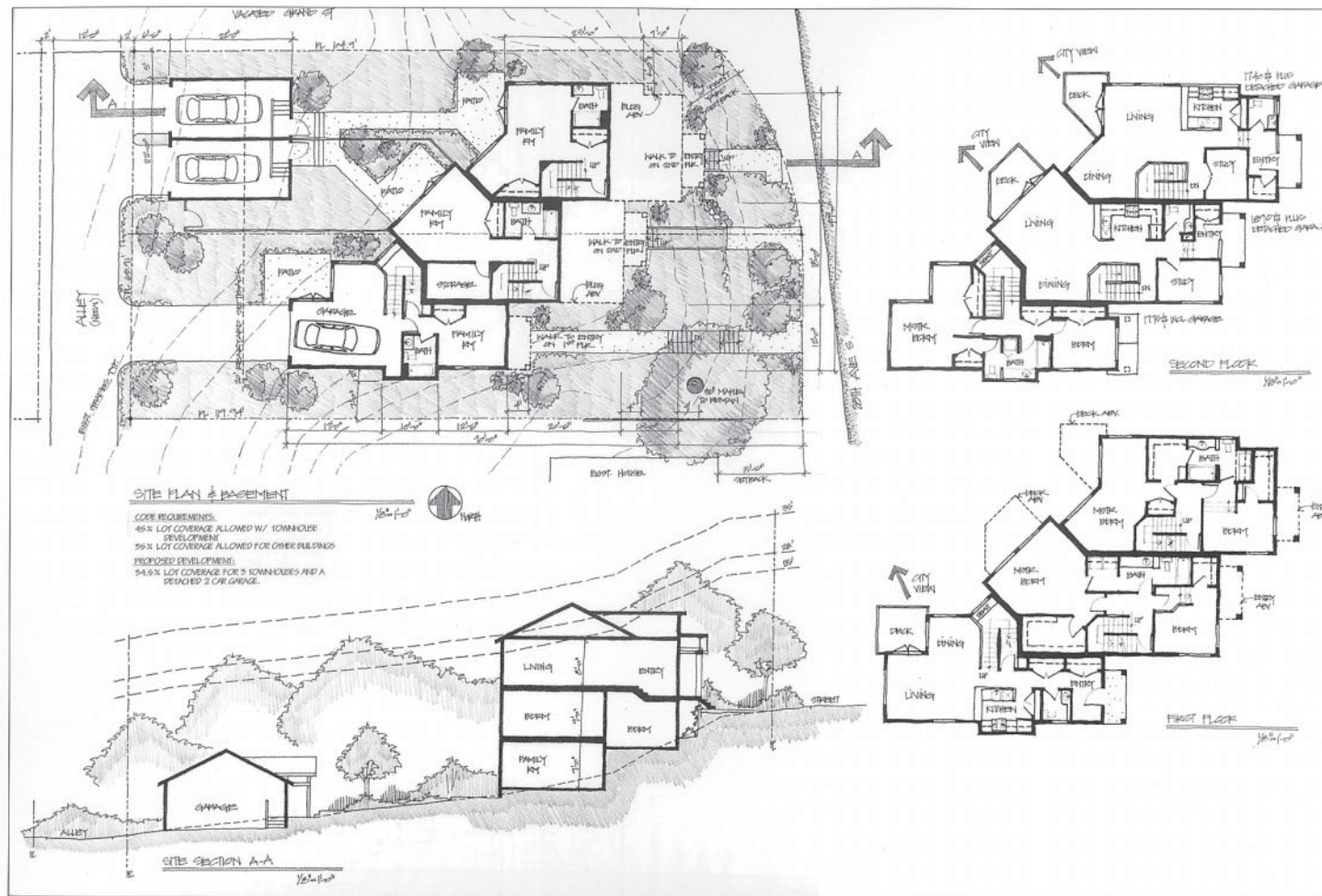
Reviewed preliminary plan recommendations for the North Rainier Neighborhood. As this neighborhood prepares for growth, and continues to recover from the effects of the I-90 construction, it anticipates an increasing need for housing. Issues related to this project include:

- Higher density housing near major arterials,
- Aesthetics and scale that relate well to the existing housing in the area and the unique features of the site and surrounding environment,
- Small community environment providing privacy and opportunities for shared groundskeeping and building maintenance.

Affordability Features

The site allows three units but working with existing codes it would be difficult to place more than two well designed units on the site. The proposed code modifications make it possible to build three very livable units thus spreading site and development costs over three units making each more affordable.





Grand Street Townhouses

Architect:

Geise Architects:
 Judy Tucker AIA, Karen DeLucas,
 Carolyn D. Geise FAIA, Eric Denny
 Seattle, WA

Developer:

Peter Davis Builders

Neighborhood Advocate:

Outreach made to the North Rainier
 Neighborhood Planning Committee and
 Neighborhood Planning Office with final
 solution to be reviewed.

Jury Comments

With minor departures (plate height variance), this project achieves three units in a space currently restricted to one or possibly two. Good design makes it possible, and pleasing to occupants and neighbors.